

JACKSON TOWNSHIP RENT CONTROL BOARD
MEETING OF SEPTEMBER 8, 2005
MINUTES

Chairman Scott Najarian called the meeting to order at 7:05 PM with a flag salute and reading of the Sunshine Law by Mr. Sheehan.

PRESENT: B. Spielman, M. Bado, S. Najarian, D. Hopkins, E. Hlavach, CPA and P. Sheehan, Esq.

MINUTES OF August 11, 2005 – Motion to approve SPIELMAN/Hopkins Bado – Abstain
Spielman, Hopkins, Najarian – Aye

BILLS – Motion to approve all bills HOPKINS/Spielman All Ayes

CORRESPONDENCE – United Mobile Homes t/a Southwind Real Estate Tax Increase Application
Shady Lake Park – Application for increase

Mr. Hlavach notes that Regency Club is not present tonight, but he has been working with the landlord to resolve any discrepancies.

Mr. Sheehan has spoken with the Township Attorney and will draft (Mr. Sheehan) amendments and provide them to the Township Committee for adoption. He will have this for the next meeting.

RESOLUTION

Shady Lake Park – Real Estate Tax Increase effective 9/1/2005 – increase of \$.96, maximum tax of \$23.26 per site per month. Motion to approve SPIELMAN/Hopkins Bado – Abstain
Spielman, Hopkins, Najarian – Aye

OAK TREE – Board has received a copy of a notice of meeting for Oak Tree Residents in order to explain the metering process. Mrs. Greenberg notes that board members are invited to attend.

JACKSON ESTATES – Real Estate Tax Increase Effective 9 /1/2005 – increase of \$1.15, maximum tax of \$26.05 for 232 sites Mr. Hlavach has reviewed the application and finds it to be correct and complete. Motion to approve Real Estate Tax Increase of \$1.15 per site per month for 232 sites
SPIELMAN/Hopkins All Ayes

REGENCY CLUB – Mr. Hlavach has reviewed the rents with the landlord, the only sticking point seems to be the 6.5% from 7/1/04 to 12/31/04, the landlord believes he is entitled to the 6.5% due to the Township Clerk's error in providing him with the incorrect Ordinance.

Mr. Sheehan – notes that the prior landlord had asked previously for increases that were less than the 6.5%.

Mr. Hlavach – landlord is not looking for retro or added increases by the board. He has gone through all leases. The ordinance provides for vacancy de-control which entitles the landlord to a portion of the 6.5%.

Mr. Sheehan – the Township Clerk did follow the correct procedures for the adoption of the ordinance. The Ordinance was not codified nor updated on the website.

Karen Palmer, Regency Club – believes the landlord is looking to go forward from when they found out the correct amount. Regency Club was purchased by Home Properties in 9/2004.

Mr. Sheehan – the change in the Ordinance was made 6/30/2004. The previous owner did come before the board for increase approvals, new owners did not come in. Feels this matter should be discussed in closed session.

<Closed Session 7:30 PM NAJARIAN/Hopkins All Ayes>
<Open Session 7:53 PM>

Mr. Sheehan states that the board discussed the effective date of the 6.5% for the apartments. Board is willing to compromise, will consider leaving the 6.5% in effect to December 2004. Beginning January 1, 2005 the new rate will take effect. Regency Club will begin coming in on a monthly basis for increases.

FOUNTAINHEAD HOMEOWNER APPLICATION

Present Clem Caldarise and Lori Greenberg for Fountainhead and Shari Williams and Jackie Douglas for the Homeowners.

Ms. Williams – the original lease included sewer removal, cites Ordinance section 86-33.1.

Ms. Greenberg – stated that the tenants were given a reduction

Mr. Hlavach – the monthly sewer fee was reduced by the factor what the landlord was paying for the private sewer costs.

Mr. Caldarise – tenants receive a credit of \$8.63 per month. Water Saver Fee is \$5.00, Jackson MUA fee is \$7.00 for a total of \$12.00. The \$8.63 is subtracted resulting in a \$3.37 minimum charge (if no water is used). Meters are being read every month.

Ms. Greenberg states that the residents got the credit for the full amount of the private sewer.

Mr. Caldarise will try to contact Water Savers for a better breakdown on the bill.

Meeting adjourned 8:35 PM

Minutes prepared and submitted by:

Kathleen Sevchenko
Secretary
September 9, 2005